

Woodthorpe Stable

47 Nightingale Road Godalming Surrey GU7 2HU



EMERY & ORCHARD
ESTATE AGENTS



A truly unique and individual former Victorian stable converted and extended to provide adaptable accommodation set in partly walled gardens and within walking distance of Farncombe main line station.

Price: Guide £500,000
Freehold

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Entrance Hall ♦ 27ft Open Plan Kitchen/Living room ♦ Two Bedrooms ♦ Study ♦ Useful Mezzanine ♦ Bathroom ♦ Gas Heating
♦ Driveway ♦ Partly Walled Courtyard Garden ♦ Double Glazed Windows ♦ Short Walk Of Main Line Station

DESCRIPTION Woodthorpe Stable occupies an enviable setting in a mature residential road on the outskirts of Godalming being within easy reach of a good range of local amenities including Farncombe village and main line station which provides a fast and regular service to London Waterloo in approximately 45 minutes. The property is believed to have been originally built around the turn of the last century as the stables to the nearby Woodthorpe House and was subsequently converted into a residential dwelling many years ago. Internally the property has a great deal of charm and character with many unique features including a 27ft main living area that has a high vaulted ceiling and access to a useful mezzanine level via a spiral staircase. The accommodation which is mainly arranged on the ground floor would now benefit from a programme of modernisation and offers a rare opportunity for a purchaser to create a truly unique and individual character house. The property is accessed from the pavement through a large door, set within a brick and Bargate Stone wall, that opens into a pretty walled courtyard garden providing access to the main front door of the house. Once inside the accommodation is very adaptable being presently arranged with a large kitchen/living area, two bedrooms, study, bathroom and useful mezzanine. The property also benefits from a secluded and enclosed rear garden and a driveway providing off road parking. Woodthorpe Stable is likely to appeal to purchasers seeking to buy a character property with potential to improve that is within easy reach of the town centre and main line station.

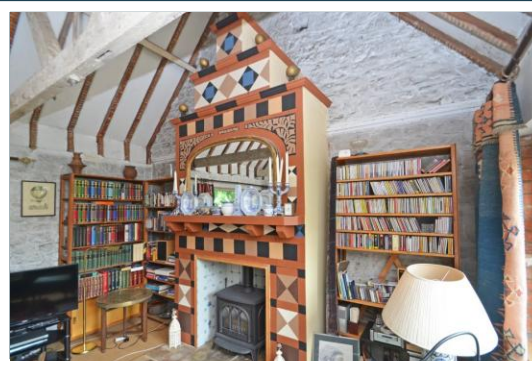
SITUATION Godalming is a typical English market and coaching town situated on the River Wey. It has a population of approximately 21,000 and lies midway between London and the south coast. The town still retains a market every Friday and has a good selection of independent and national retailers amongst its narrow and attractive streets, many of which are lined with ancient and historic buildings. The town also benefits from a good number of pubs, restaurants and cafes together with occasional visiting French and Italian markets, and an annual Godalming Food Festival. For the commuter, Godalming and Farncombe main line stations serve Waterloo in approximately 45 minutes and bus services are available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road communication to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Sporting and recreational facilities are well catered for at Godalming Leisure Centre located at Broadwater Park, which also offers a driving range and golf course as well as tennis courts. There are an excellent number of private and state schools in the town serving all age groups and for the walking enthusiast there are many areas of outstanding natural beauty in the surrounding area including much common and heath land owned or managed by The National Trust

Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and second right in to Nightingale Road. Continue along Nightingale Road passing the Cricketers and Upper Manor Road on your left and Woodthorpe Stable will be found after a short distance on your left hand side.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



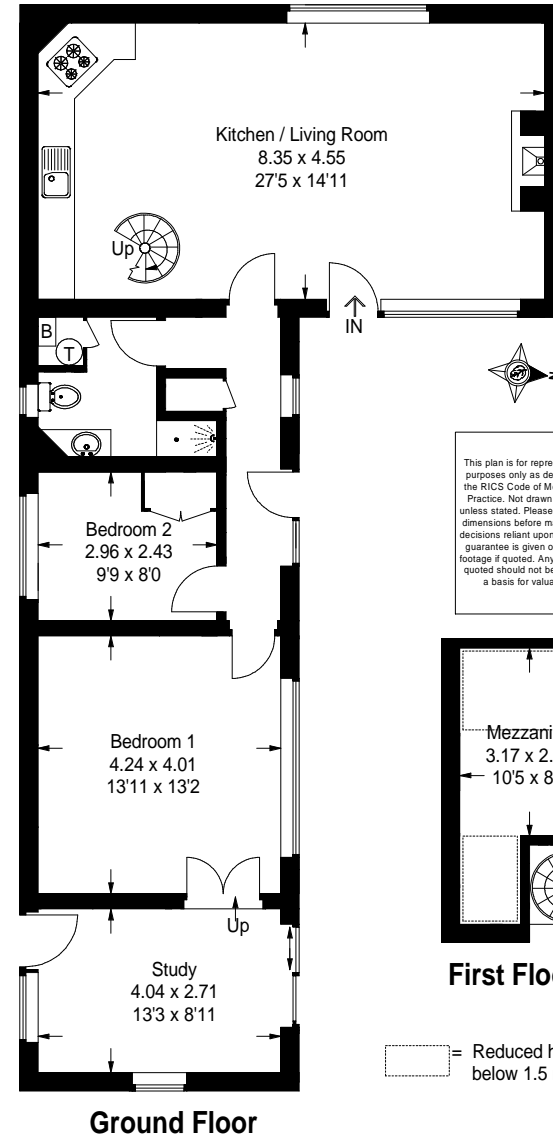
Main Line Station – 0.3 miles (Waterloo approx 45/50 mins) Godalming – 0.6 miles Guildford – 4.1 miles
 Farnham – 9.5 miles Haslemere – 9.3 miles Gatwick – 34.7 miles Heathrow – 26.8 miles
 A3 – 2.7 miles M25 – 15.8 miles M3 – 14.2 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	28	(21-38) F	28
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Nightingale Road, Godalming

Approximate Gross Internal Area
 Ground Floor = 90.2 sq m / 971 sq ft
 First Floor / Mezzanine = 9.4 sq m / 101 sq ft
 Total = 99.6 sq m / 1072 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.